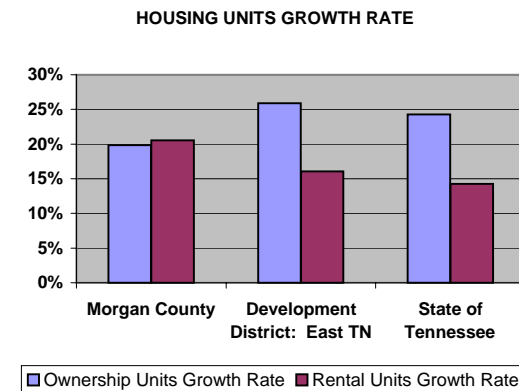
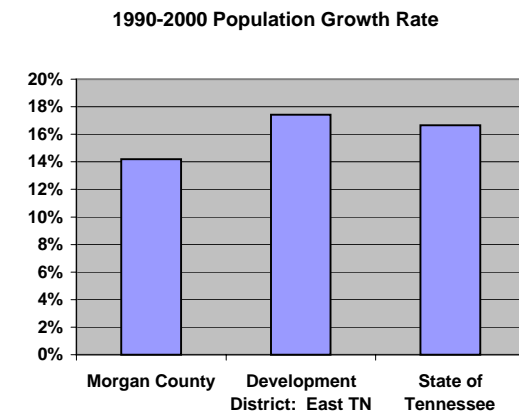


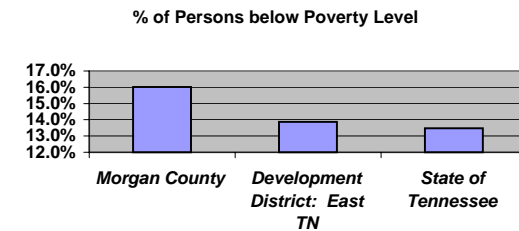
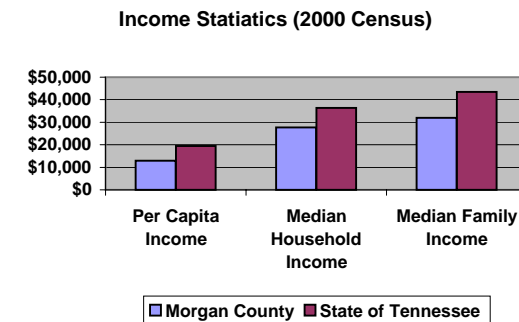
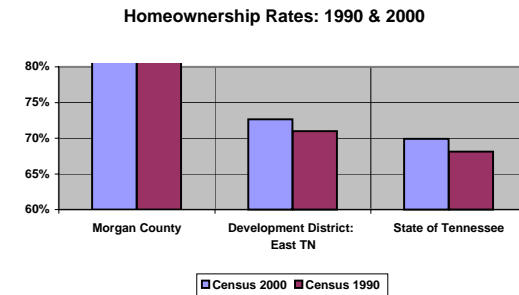
## Population and Housing Market Profiles: Morgan County

	Morgan County	Development District: East TN	State of Tennessee
<b>POPULATION</b>			
<i>Census 2000 Population</i>	19,757	1,045,366	5,689,283
<i>1990-2000 Population Growth Rate</i>	14.2%	17.4%	16.7%
<b>MINORITY POPULATION</b>			
<b>African American population</b>			
<i>Census 2000</i>	444	49,927	953,349
<i>1990-2000 Growth Rate</i>	67.5%	17.0%	22.5%
<b>Asian &amp; Pacific Islander population</b>			
<i>Census 2000</i>	43	10,145	73,505
<i>1990-2000 Growth Rate</i>	72.0%	95.0%	130.9%
<b>Hispanic population</b>			
<i>Census 2000</i>	120	14,839	123,838
<i>1990-2000 Growth Rate</i>	100.0%	247.8%	278.2%
<b>HOUSING UNITS &amp; VACANCY</b>			
<b>Ownership Units</b>			
<i>Census 2000</i>	5,793	307,639	1,561,363
<i>Ownership Units Growth Rate</i>	19.8%	25.9%	24.3%
<i>Owner Market Vacancy rates</i>	1.4	1.2 to 2.5	2.0
<b>Rental Units</b>			
<i>Census 2000</i>	1,197	115,877	671,542
<i>Rental Units Growth Rate</i>	20.5%	16.1%	14.3%
<i>Renter Market Vacancy rates</i>	9.7	7.2 to 17.2	8.8
<b>AGE OF HOUSING STOCK</b>			
<i>Percent of units built before 1960</i>	22.0%	25.1%	25.4%
<i>Percent of units built after 1990</i>	24.4%	26.0%	23.5%



## Population and Housing Market Profiles: Morgan County

	Morgan County	Development District: East TN	State of Tennessee
<b>HOMEOWNERSHIP RATES</b>			
<i>Census 2000</i>	82.9%	72.6%	69.9%
<i>Census 1990</i>	83.0%	71.0%	68.1%
<b>MINORITY HOMEOWNERSHIP RATES</b>			
<b>African American</b>			
<i>Census 2000</i>	75.0%	45.6%	50.5%
<i>Census 1990</i>	75.0%	46.6%	47.3%
<b>Asian &amp; Pacific Islander</b>			
<i>Census 2000</i>	50.0%	45.1%	50.3%
<i>Census 1990</i>	50.0%	38.0%	45.1%
<b>Hispanic</b>			
<i>Census 2000</i>	71.4%	39.9%	35.8%
<i>Census 1990</i>	71.4%	53.4%	48.6%
<b>1999 Income (2000 Census)</b>			
<i>Per Capita Income</i>	\$12,925	\$12,925 to \$21,875	\$19,393
<i>Median Household Income</i>	\$27,712	\$24,093 to \$40,401	\$36,360
<i>Median Family Income</i>	\$31,901	\$28,595 to \$49,182	\$43,517
<b>Income Growth during the 1990s</b>			
<i>Per Capita Income</i>	67%	N/A	58%
<i>Median Household Income</i>	44%	N/A	47%
<i>Median Family Income</i>	44%	N/A	47%
<b>Poverty Status in 2000</b>			
<i>Persons below Poverty Level</i>	2,880	141,696	746,789
<i>Families below Poverty Level</i>	715	30,379	160,717
<i>% of Persons below Poverty Level</i>	16.0%	13.9%	13.5%



### Population and Housing Market Profiles: Morgan County

	Morgan County	Development District: East TN	State of Tennessee
<b>Home Values &amp; Owner Cost Burden</b>			
<i>2000 median home value</i>	\$60,200	\$60,200 to \$112,500	\$93,000
<i>1990-2000 increase in home value</i>	58.8%	N/A	60.3%
<i>Owner-cost Over 30 percent of income</i>	22.4%	18.5%	19.9%
<i>Owner-cost Over 35 percent of income</i>	16.1%	13.7%	14.5%
<b>Gross Rent &amp; Rent Burden</b>			
<i>2000 median Gross Rent</i>	\$397	\$334 to \$513	\$505
<i>1990-2000 increase in Gross Rent</i>	52.1%	N/A	41.5%
<i>Gross Rent Over 30 percent of income</i>	31.5%	37.7%	37.9%
<i>Gross Rent Over 35 percent of income</i>	25.8%	30.7%	30.2%
<b>Units with Other Housing Problems</b>			
<i>Lacking complete plumbing facilities</i>	92	2,662	14,340
<i>Lacking complete kitchen facilities</i>	62	2,208	13,324
<i>Over crowding (over 1 person per room)</i>	154	7,879	61,191
<b>House Heating Fuel Used in 2000</b>			
<i>Electricity</i>	27.1%	58.3%	52.1%
<i>Utility Gas</i>	48.0%	28.5%	36.0%
<i>Bottled or LP Gas</i>	12.8%	6.5%	7.2%
<b>Recent Movers (2000 Census)</b>			
<i>Moved into the unit in 1999 or later</i>	12.7%	19.3%	20.7%
<i>Moved into the unit in 1995 or later</i>	36.5%	47.4%	49.6%
<i>Moved into the unit in 1990 or later</i>	53.3%	63.8%	65.7%
<b>Mobile Home Units (2000 Census)</b>			
	2,053	68,191	268,876

